
Agenda Item: Action: Cougar Valley Farms Annexation
Report Date: January 11, 2017 *ETC*
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Planner I

RECOMMENDATION

That the Plan and Zoning Commission recommend City Council approve the voluntary annexation of the Cougar Valley Farms property.

DISCUSSION

JDEV LLC, the property owner, has requested annexation to the City of Ankeny. The land is approximately 42 acres (+/-) of land, generally located north of 11998 NE 14th St (US HWY 69) that is generally located in the northeast quadrant of US Highway 69 and NE 54th Ave. The annexation area consists entirely of petitioned land and is contiguous with the corporate boundary of Ankeny. The annexation also includes the east half of US Highway 69, adjacent to the proposed annexation area.

Existing Polk County Zoning and Comprehensive Plan Land Uses

The Petitioned area is zoned Agricultural District on the Polk County Zoning Map. The area is also identified as Agricultural on the Polk County Future Land Use map.

City of Ankeny Comprehensive Plan

This annexation area is not currently identified in the Comprehensive Plan. A Land Use Map amendment has been submitted, which proposes portions of the property to be designated as Low Density Residential and Medium Density Residential land use classifications. A map has been included to show the annexation area in relation to the Ankeny City limits.

Expected Development Scenario

If annexed, the property will initially be zoned R-1, One-Family Residence District, as is all newly annexed land. If the property owner intends to develop the property as anything other than single family homes a rezoning will be required. The proposed annexation area consists of one legal parcel that currently contains only a steel grain bin/storage along the southerly parcel boundary.

Consultation Meeting

A consultation meeting was held on January 16, 2017. Notice of the meeting was sent via certified mail to the Polk County Board of Supervisors, Lincoln Township Trustees, Polk County Planning & Development, and North Polk Community School District. No written comments have been received by staff as of the date of this staff report. The parties invited to the consultation meeting have seven days from the date of the consultation meeting to submit written comments regarding the proposed annexation.

PUBLIC HEARING

The Commission opened a public hearing on the proposed annexation on January 3, 2017. The following issues were raised at the public hearing:

Agricultural Land Protection:

Adjacent property owners to the west expressed concern for protecting their agricultural land, stating their pasture is for cattle and there will be livestock across the road, and if annexed and developed, their preference would be single family homes instead of apartment buildings as they bring more children which provides more opportunity for children to get in by their cattle. Commissioners inquired to staff regarding protection for agricultural land and plans for locations of agricultural land.

The Comprehensive Plan suggests a maximum density of 10 units per acre for medium density residential, which would not typically be conducive to apartment development. The *2010 Ankeny Comprehensive Plan* does not include plans to annex or develop adjacent agricultural land to the north or west of this property. The Polk County 2030 Comprehensive Plan indicates this and adjacent areas of land as Agricultural, and also being within the Northeast Beltway Corridor.

Northeast Beltway:

The subject area is identified as being within the Northeast Beltway Corridor in the Polk County 2030 Comprehensive Plan Future Land Use map. The proposed Northeast Beltway is a potential roadway expansion providing a high-speed connection between I-80 and US HWY 69 that will reduce congestion in key corridors and promote economic development opportunities in northeast Polk County. It is shown as a study corridor that the County will undertake a more detailed planning study of as plans for the roadway are refined and intersection/interchange locations are determined. The Northgate development to the east and Elwell property to the south are both located within the study area as well.

Stormwater Management and Service Extension:

There is an existing 30" trunk sewer located along NE 54th St that is intended to extend north/northwest along Four Mile Creek, which would serve the annexed area. There is a 12" water main at the intersection of N Ankeny Blvd (HWY 69) and NE 54th St that could be extended north to serve the annexed area. In regard to water pressure, the highest point within the annexed area is in the very northeastern corner of the site at an elevation of 960 feet. The water tower that would serve this area is at an elevation of 1114 feet, including the height of the tower itself; thus, the annexed area will be adequately served. Site analysis indicates that stormwater drains to the south. The developer has also included a letter and exhibit confirming this.

Annexation Agreement Line:

The Ankeny/Alleman annexation agreement line is located along NW/NE 126th Ave. This agreement line is essentially the possible future common corporate boundary line between Alleman and Ankeny. The purpose of annexation agreement line is to establish compatible land uses for land situated at their future common corporate boundaries lines and adjacent to and between their respective current corporate boundary lines, and encourage similar development, and coordinate public infrastructure in these areas to the maximum extent possible.

Annexing Unidentified Land in the Comprehensive Plan:

Over time there have been several amendments to the Comprehensive Plan with respect to this area, including the area to the east for Northgate and the Elwell property to the south. There were expressed concerns about adding property to the Comprehensive Plan while we are in the process of updating our current Comprehensive Plan. C.Ender stated there is additional undeveloped land along with this property to the north that could be added to the Comprehensive Plan, and he felt they need to look at this as a larger picture.

S.Odson agreed that it would be best to have the Comprehensive Plan cover this property but feel the uses are appropriate. C.Ender stated that he does not disagree with the recommended uses for the property but feels we should look at it more comprehensively as to how this relates to future land uses in our Comprehensive Plan process. C.Ender further commented that it is worth exploring in a little more detail since this is the second land annexation in the last year and apparently there is a desire to develop and annex land in this area. S.Odson asked C.Ender if he was suggesting that we wait until the Comprehensive Plan process is complete. C.Ender stated he would be more favorable at that point. T.Flack stated that when you look at that corridor all the way up and down it is consistent with what has been done.

SUMMARY & RECOMMENDATION

The proposed annexation generally complies with the City of Ankeny's annexation policy. Therefore, staff is recommending that the Plan and Zoning Commission recommend City Council approve the voluntary annexation of the Cougar Valley Farms property.